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**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
**Phone: (313) 224-3595**  
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REGULAR MEETING OF  
**DECEMBER 11, 2018**  
IN THE ERMA L. HENDERSON AUDITORIUM  
ON THE 13TH FLOOR

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
  - A. APPROVAL OF MINUTES: December 4, 2018**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: BSEED 102-17 – COMMUNITY APPEAL**

**APPLICANT: ESSENCE OF DETROIT CARE CENTER/PREMIER HOLDING, LLC  
JOE MILITELLO**

**LOCATION: 13900 Gratiot Between: Mapleridge and Park Grove in a M4 Zone  
(Intensive Industrial District) – Council District # 3**

**LEGAL DESCRIPTION OF PROPERTY: S GRATIOT 679&678 SEYMOUR &  
TROESTERS MONTCLAIR HEIGHTS SUB NO 2 L40 P74 PLATS, W C R  
21/594 46.94 X 100**

**PROPOSAL: Rev. Eduard Perrone and several other petitioners appeals the  
decision of the Buildings Safety Engineering and Environmental  
Department (BSEED 102-17) which (Approved with Conditions)  
permission to establish a medical marihuana caregiver center in  
an existing one story 974 square foot unit of an existing one-story  
3003 square foot building in a B4 zone (General Business District).  
This case is appealed because the Appeals to the Board of Zoning  
Appeals may be taken by any person, firm, partnership or  
corporation, or by any City department, commission, board or  
other City agency which is aggrieved 1) by a decision of an  
enforcing officer, or 2) by any decision made by the Buildings and  
Safety Engineering Department involving Conditional Uses. Also,  
the Buildings, Safety Engineering, and Environmental Department  
shall not approve any request under this Chapter for a medical  
marihuana caregiver center that is One thousand (1,000) radial feet  
from any zoning lot occupied by a Controlled Use or a Religious  
Institution. The proposed location is within 1,000 radial feet of two  
(2) Controlled Uses; Mirage Liquor Store located at 13887 Gratiot  
– 122.4’ feet away, JJRX Enterprises located at 13990 Gratiot –  
569.6’ feet away and one (1) Religious Institution; Assumption  
Grotto Church located at 13780 Gratiot – 93’ feet away. (Sections  
61-4-72 Appeals, 61-3-354 Conditional Uses; Procedures; Waivers;  
Public Nuisance and 61-3-231 General Approval Criteria).AP**

\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\*

10:00 a.m.

**CASE NO.:** 52-18 (AKA BSEED 147-16)  
**APPLICANT:** LEAF ZONE/LATOYA JONES  
**LOCATION:** 14445 Wyoming between Intervale and Lyndon in a M4 zone (Intensive Industrial District) – Council District # 7

**LEGAL DESCRIPTION OF PROPERTY:** W WYOMING 292 N 30 FT OF E 100.27 FT 291 ASSESSORS DET PLAT NO 20 L74 P28 PLATS W C R 16/469 15,074 SQ FT

**PROPOSAL:** Leaf Zone/Latoya Jones requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 870 square foot irregular shaped building, which was APPROVED w/Conditions in (BSEED 147-16) in a M4 zone (Intensive Industrial District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by a Controlled Use or a Religious Institution. The proposed use is within 1,000 radial feet of one (1) Religious Institution; Life Changer International MBC located at 14615 Wyoming – 619 feet away, Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria). AP

10:45 a.m.

**CASE NO.:** 53-18 (aka BSEED 76-17)  
**APPLICANT:** CSOD, LLC / C.S. MANAGEMENT  
**LOCATION:** 3939 E. Eight Mile Rd Between: Wexford and Binder in a B4 Zone (General Business District) – Council District # 3

**LEGAL DESCRIPTION OF PROPERTY:** S EIGHT MI RD 202 THRU 198 ASSESSORS BASELINE SUPERHIGHWAY SUB NO 4 L63 P64 PLATS, W C R 13/330 107.99 X 100

**PROPOSAL:** CSOD, LLC requests a Variance of Spacing / Locational Regulation TO reconstruct a one-story 3,600 square foot building to establish a Medical Marihuana Caregiver Center (MMCC) which was APPROVED w/Conditions in (BSEED 76-17) in a B4 zone (General Business District). The Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by a Controlled Use or a Religious Institution. The proposed use is within 1,000 radial feet of two (2) Controlled Uses; King Seaweed located at 3600 E. Eight Mile Rd. – 823’ feet away and Natures Stress Relief/8 Mile Chronic located at 3840 E. Eight Mile Rd. – 162’ feet away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

11:30 a.m.

**CASE NO.:** 02-18

**APPLICANT:** DONATO GROUP, INC. FOR THE CHASE GROUP, LLC

**LOCATION:** 2630 Charlevoix St Between: Chene St and Joseph Campau Ave in a R3 Zone (Low-Density Residential District) – Council District # 5

**LEGAL DESCRIPTION OF PROPERTY:** S CHARLEVOIX 4 ARNDTS SUB L2 P21 PLATS, W C R 11/52 4 SUB OF GABRIELS CHENE EST L2 P43 PLATS, W C R 11/48 38.5 IRREG

**PURPOSAL:** Donato Group, Inc. for the Chase Group, LLC request permission to change the current existing approved non-conforming site from (Lofts - 4) which was established in (BSEED Permit# 57411 issued 6-25-202) to a non-conforming (Mixed Use – Office & Residential), located on a site approximately 4446 square feet in a R3 zone (Low Density Residential District). This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 61-2-46 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. (Sections 61-15-20 Change of Use to Other Nonconforming Use).AP

**VII. PUBLIC COMMENT / NEW BUSINESS**

Next Hearing Date: December 18, 2018

**VIII. ADVISEMENTS / OLD BUSINESS**

**IX. MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at [\(313\) 224-4950](tel:3132244950), through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.